

**RESOLUTION 2021-97**  
**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP**  
**OF FLORENCE DIRECTING THE PLANNING BOARD TO DEVELOP**  
**A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE**  
**ROEBLING STEEL MILL REDEVELOPMENT AREA PURSUANT TO**  
**N.J.S.A. 40A:12A-7(f)**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment in accordance with the Act, including Sections 3 and 5 thereof; and

**WHEREAS**, on January 13, 1999, the Florence Township Council authorized the Planning Board to conduct a Preliminary Investigation to Determine whether the Roebling Street Plant site, which contained approximately 200 acres, met the criteria set forth in the Act for designation as "An Area In Need of Redevelopment;" and

**WHEREAS**, the Burlington County Office of Land Use Planning prepared a report titled, Preliminary Investigation, "Need for Redevelopment," dated February 1999, signed and sealed by Mark A. Remsa, NJPP (the Preliminary Investigation); and

**WHEREAS**, property Block 121, Lot 4.02 (formerly Block 121, Lots 4.02 and 9) was included in the Preliminary Investigation, and;

**WHEREAS**, on April 22, 1999, the Planning Board held a public hearing on the Preliminary Investigation and subsequently adopted Planning Board Resolution 1999-5 entitled, "A Resolution to Memorialize Recommendations that 50 Properties Comprising the Former Roebling Steel Plant and Environs be Designated by the Florence Township Council as an Area in Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law" and

**WHEREAS**, on September 1, 1999, Florence Township Council passed Ordinance 1999-30 entitled "An Ordinance of the Township of Florence Establishing the Township of Florence Redevelopment Agency and Designating the Fifty Properties Comprising the Former Roebling Steel Plant and Environs as An Area In Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law" (the "Roebling Steel Plant Redevelopment Area"), thus designating Block 120, Lot 4.02 as An Area in Need of Redevelopment; and

**WHEREAS**, the Act provides a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

**WHEREAS**, Block 121, Lot 4.02, located on the southwestern corner of the intersection of Route 130 South and Hornberger Avenue, is a roughly 10.5 acre site within the Township (the "Property") and is located in the Roebling Steel Plant Redevelopment Area; and

**WHEREAS**, the Act permits the Township Council to direct the Planning Board to develop a redevelopment plan for the Property to be reviewed and considered by the Township Council; and

**WHEREAS**, the Township Council desires to direct the Planning Board to develop a redevelopment plan for review pursuant to N.J.S.A. 40A:12A-7f;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Township of Florence as follows:

1. The Township Council hereby directs the Planning Board to develop a redevelopment plan for the Property (the "Proposed Redevelopment Plan") for review and recommendation in accordance with the requirements of N.J.S.A. 40A:12A-7(f).

2. The Planning Board is authorized and directed to take such actions as are necessary to comply with the directions of the Township Council, including the engagement of professionals and the taking of testimony, to develop the Proposed Redevelopment Plan and is requested to undertake these activities as permitted under the Act in a timely manner.

3. The Planning Board Report shall identify any provisions within the Proposed Redevelopment Plan that are inconsistent with the Township's Master Plan, the recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate.

4. The Clerk of the Township shall forward a copy of this Resolution to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7(f).

5. This resolution shall take effect immediately.

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**I, NANCY L. ERLSTON, CLERK**, of the Township of Florence, County of Burlington, State of New Jersey, do hereby certify that the foregoing Resolution is a true copy of the Resolution approved by Township Council at their May 5, 2021 meeting.



Nancy L. Erlston, RMC  
Township Clerk